



**CITY OF SAN DIEGO**

**Date of Notice: September 20, 2006**

# **NOTICE OF PUBLIC HEARING PLANNING COMMISSION**

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<b>DATE OF HEARING:</b>	<b>October 5, 2006</b>
<b>TIME OF HEARING:</b>	<b>9:00 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>TENTATIVE MAP</b>
<b>PROJECT NUMBER:</b>	<b>PROJECT NO. 86489</b>
<b>PROJECT NAME:</b>	<b><u>3607 OCEAN FRONT WALK TENTATIVE MAP</u></b>
<b>APPLICANT:</b>	<b>REID INVESTMENT, LLC</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Mission Beach</b>
<b>COUNCIL DISTRICT:</b>	<b>District Two</b>
<b>CITY PROJECT MANAGER:</b>	<b>Glenn Gargas, Development Project Manager</b>
<b>PHONE NUMBER:</b>	<b>(619) 446-5142</b>

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for **Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities to convert 10 existing residential units to 10 condominium units on a 0.162 acre site. The property is located at 3607 Ocean Front Walk, in the R-S Zone of the Mission Beach Planned District, Coastal Overlay Zone (State of California Jurisdiction), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and within the Mission Beach Community Plan Area.**

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run

for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at: <http://www.sdhc.net/haotherproglh.shtml>.

This project was determined to be categorically exempt from the California Environmental Quality Act on November 3, 2005, and the opportunity to appeal that determination ended November 17, 2005.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. To file an appeal, contact the City Clerk at 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 42-5426